Box 13 # 7698

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22533-03-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $262,700.00. x Darryl A Bivens Affiant Subscribed and sworn to before me this 25th day of March, 2004. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006

WARRANTY DEED

Address New Owner: Darryl A. Bivens 6565 Chessington Drive Nashville, TN 37221	**Send Tax Bills To:**	**Tax Information:** Map No.155-08-0-C Parcel No. 223.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey G.Robinson and wife, Dawn M. Robinson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Darryl A. Bivens and wife, Sandra P. Bivens** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6565 Chessington Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of March, 2004.

Jeffrey G.Robinson

Dawn M. Robinson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeffrey G. Robinson and Dawn M. Robinson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2004.

Notary Public

My Commission Expires:

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 04/21/04 09:14 2pgs
Fees:13.00 Taxes:971.99

20040421-0044999

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 223 on the Plan of Phase 2 Poplar Creek Estates, as of record in Plat Book 6900, page 339 through 347 as amended in Book 7900, Page 888 and 889, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey G. Robinson and wife, Dawn M. Robinson by deed dated 10/24/1996 from William C. Demetree and Lee Chira of record in Book 10239, Page 402 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantees;
2. Restrictive covenants contained in an instrument of record in Book 6474, Page 354; Book 6486, Page 588 and Book 6804, Page 536, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons);
3. Declaration of Covenants, Conditions and Restrictions for Poplar Creek Estates of record in Book 9472, Page 824, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons);
4. Dedication of common area to Poplar Creek Homeowners' Association of record in Instrument No. 200001240007575, Register's Office for Davidson County, Tennessee;
5. Charter of Incorporation of Poplar Creek Homeowners' Association of record in Book 7120, Page 125, Register's Office for Davidson County, Tennessee;
6. Storm water detention agreement of record in Book 7099, Page 299, Register's Office for Davidson County, Tennessee;
7. All matters appearing on the Plan of record in Plat Book 6900, page 339 through 347 as amended in Book 7900, Page 888 and 889, Register's Office for Davidson County, Tennessee; and
8. All matters appearing on the Plan of record in Instrument No. 20010911-0098418, Register's Office for Davidson County, Tennessee.